

# williams estates



**Bedw Cottage Whitford Road, Whitford,  
Whitford, Flintshire, CH8 9AE**

**£750,000**

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**EPC - E45 Council Tax Band - G Tenure - Freehold**

# Whitford Road, Whitford

## 4 Bedrooms - House - Detached

Having planning for light industrial use this is a fantastic opportunity to acquire a detached family home, situated on a much larger than average sized plot with hardstanding land to the rear. Located in the sought after village of Whitford, being close to all local amenities and enjoying unspoilt views of the countryside and coastline. Comprising four bedrooms, four reception rooms and four bathrooms, with added benefits of double glazing, central heating, ample off-road parking, vacant possession and no onward chain. Internal viewing is highly recommended to fully appreciate everything this superb property has to offer!  
EPC Rating E 45.

### Accommodation

via a feature front door with stained glass panelling, leading into the;

### Entrance Porch

7'6" x 7'4"

Having lighting, radiator, double glazed window onto the front and archway off, leading into the;

### Hallway

Having stairs to first floor landing and doors off.

### Snug

13'6" x 11'5"

Having lighting, power points, telephone point, feature hearth and surround and a double glazed bay window onto the front elevation.

### Living Room

Having lighting, power points, radiator, feature burner with complementary surround and hearth, T.V. aerial point, double glazed bay window onto the front elevation and doors off to further accommodation.

### Inner Hallway

10'4" x 6'11"

Having lighting, power points, radiator, double glazed window onto the rear, telephone point and a door off into the;

### Lounge

21'3" x 13'2"

Having double glazed windows onto the front and side elevations, lighting, power points, radiators and a fireplace with complementary surround and hearth.

### Dining Room

12'1" x 11'7"

Access via double timber framed single glazed doors, having lighting, power points, double glazed window onto the side elevation enjoying views of the countryside, double glazed door giving access into rear porch and door off into the Kitchen.

### Kitchen

10'11" x 7'10"

Comprising wall, drawer and base units with worktops over, space for a free-standing cooker, lighting, power points, partially tiled walls and a double glazed window onto the rear elevation enjoying views of the rear garden.

### Rear Porch

9'8" x 4'5"

Having double glazing and a double glazed door giving access to the rear garden.

### Side Porch

Accessed via the living room, having doors off and a double glazed door giving access to the side patio.

### Utility / Pantry

6'2" x 5'6"

Having void for under the counter appliances with worktop over, lighting and power points.

### Downstairs Shower Room

6'1" x 5'6"

Comprising low flush W.C., wall mounted shower, partially tiled walls, lighting and a double glazed obscure window onto the front elevation.

### Stairs to the First Floor Landing

Having lighting, power points, radiator, uPVC double glazed window onto the front elevation, stairs to the second floor and doors off.

### Inner Hallway

Having storage facility, lighting, power points, radiator and a double glazed window onto the rear elevation enjoying views of the North Wales Coastline and looking out onto the hardstanding area to the rear.

### Bedroom One

15'11" x 13'2"

Having lighting, power points, radiator, double glazed window onto the side and front elevations and an en-suite off.

### En-suite

12'11" x 4'11"

Comprising low flush W.C., hand-wash basin with taps over, wall mounted shower with wet-room flooring, lighting, and a double glazed window onto the rear elevation.

### Bedroom Two

15'10" x 12'1"

Having lighting, power points, radiator, inbuilt cupboard for storage and a curved double glazed window onto the front elevation, enjoying views of the countryside.



### Bedroom Three

11'3" x 10'6"

Having lighting, power points, radiator, curved double glazed window to the front elevation and an en-suite off.

### En-suite

11'1" x 6'0"

Comprising low flush W.C., hand-wash basin with tap over, partially tiled walls, lighting and a double glazed window onto the side elevation.

### Inner Hallway.

Providing access to a further bedroom and W.C.

### Bedroom Four

11'0" x 10'6"

Having lighting, power points, radiator and double glazed windows onto the side and rear elevations, enjoying views of the North Wales Coastline and surrounding countryside.

### W.C.

7'6" x 7'4"

Comprising low flush W.C., hand-wash basin with tap over, lighting, radiator, inbuilt cupboard for storage and a double glazed window onto the side elevation.

### Shower Room

10'5" x 7'9"

Comprising a larger than average walk-in shower enclosure with wall mounted shower, hand wash basin with tap over, tiled splash-back, low flush W.C., radiator, lighting and a double glazed window onto the side elevation.

### Second Floor Landing

Having eaves storage space and doors off.

### Loft Room 1

18'10" x 12'0"

Having lighting, power points and a velux window onto the rear elevation.

### Loft Room 2

9'6" x 9'3"

Having lighting, power points and a uPVC glazed window onto the side elevation enjoying unspoilt views of the countryside.

### Outside

The property is approached via a large driveway giving access to the front and in-turn the rear.

The front garden is beautifully presented, being mainly laid to lawn enjoying easy to maintain slate borders, stone walling and views of the countryside and beyond.

To the rear, the plot is much larger than average, being approx 1/4 acre, consisting of a garden that is laid to lawn and a paved patio area bound by stone walling and having an outside summer room, enjoying unspoilt views of the countryside and out towards the coastline. Having light industrial planning previously granted. Further onto the land is a hard-standing area ideal for vehicular storage / business & commercial use, housing outside offices that are in need of slight repairs. There is then a further area behind the hardstanding area, where the septic tank can be found with this area being laid to lawn and having mature hedging borders.





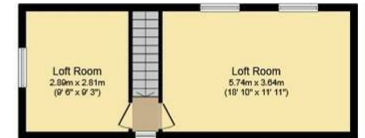
### Ground Floor

Floor area 109.3 sq.m. (1,176 sq.ft.) approx



### First Floor

Floor area 90.3 sq.m. (972 sq.ft.) approx



### Second Floor

Floor area 35.6 sq.m. (383 sq.ft.) approx

Total floor area 235.2 sq.m. (2,531 sq.ft.) approx

This Floor Plan is for illustration purposes only and may not be representative of the property. The position and size of doors, windows and other features are approximate. Unauthorized reproduction prohibited. © PropertyBOX

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			<b>76</b>
(55-68) <b>D</b>			
(39-54) <b>E</b>		<b>45</b>	
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

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